

# PENN TOWNSHIP ZONING HEARING BOARD

MINUTES OF NOVEMBER 13, 2008

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The Penn Township Zoning Hearing Board (ZHB) met on Thursday, November 13, 2008, at 7:00 p.m. in the Penn Township Municipal Building to conduct a hearing concerning the variance request of John Jones, Docket # 2008-06. A list of visitors is on file in the Township Office.

Secretary conducted the roll call of the ZHB.

Present: JoAnn Glossner, Member  
David Grow, Alternate  
Barbara Van Horn, Alternate  
Lenny Sizer – Alternate Zoning Officer  
Dennis Shatto – Zoning Solicitor  
Helen Klinepeter- Secretary

### HEARINGS

The ZHB opened the hearing at 7:00 p.m. See transcript for full testimony.

**Visitors Sworn In:** John Jones, Helen Klinepeter, Lenny Sizer

### Evidence Submitted:

Township:

1 Letter from the Penn Township Board of Supervisors dated November 13, 2008.

Mr. Jones explained that he would like to place a double-wide on his property on Valley Street at the corner of Morgan Street. He offered that there had been a house there and that he is asking for the variance of the front building setback due to the bank on the property and that there is not another area on the property to place a residence.

Township Secretary presented a letter dated November 13, 2008 from the Penn Township Board of Supervisors requesting the ZHB consider four points regarding the placement of the double-wide. The letter cited snow plowing issues, the parking of vehicles, the fact that the pins locating the placement of the structure is within the Township right-of-way, and that the previous building was demolished a number of years in the past.

The ZHB recessed from 7:30 p.m. until 7:48 p.m.

The ZHB informed Mr. Jones that there were concerns and would like some answer to these concerns. Mrs. Glossner asked if the property was in a flood plan, if the stream was in wetlands and what was the exact distance the building was in the right-of-way. Mr. Jones offered that he did not have the information at that time. Mr. Jones requested a continuance of the hearing to gather the information requested.

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After discussion, and upon a Grow/Van Horn motion, the ZHB voted unanimously to grant a continuance until December 11, 2008 at 7:00 p.m.

After discussion, and upon a Grow/Van Horn motion, the ZHB voted unanimously to close the hearing at 7:55 p.m.

**MINUTES** – Secretary presented the minutes of September 11, 2008 for review. After discussion, and upon a Grow/Van Horn motion, the ZHB voted unanimously to approve the ZHB minutes of September 11, 2008

### OLD BUSINESS

**PENN 11/55 LLC** - Secretary presented the Windsor Companies, LLC letter dated September 29, 2008 withdrawing the Variance Applications and The Appeals from the Determination of the Zoning Officer for The Preserve at Mountainside “West and East”. After discussion and upon a Grown/Van Horn motion, the ZHB voted unanimously to accept the withdrawal of the Variance Applications and The Appeals from the Determination of the Zoning Officer for The Preserve at Mountainside “West and East”.

### NEW BUSINESS

**Appointment** – Secretary presented the notice that Vince Bernhard’s term expires on December 31, 2008. After discussion and upon a Van Horn/Grow motion, the ZHB voted unanimously to recommend that Vince Bernhard be reappointed to the Zoning Hearing Board.

Upon the completion of all business, and upon a Grow/Van Horn motion, the ZHB voted by majority to adjourn the ZHB meeting at 8:15 p.m.

Respectfully Submitted;

Helen Klinepeter  
ZHB Secretary